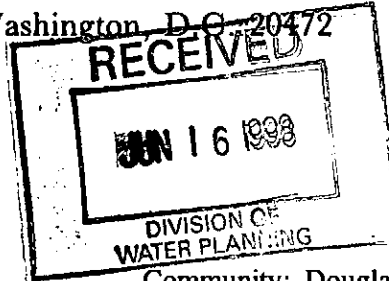




# Federal Emergency Management Agency

Washington, D.C. 20472



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Jacques Etchegoyhen  
Chairman, Douglas County  
Board of Commissioners  
P.O. Box 218  
Minden, Nevada 89423

Community: Douglas County, Nevada  
Community No.: 320008  
Panel Affected: 32005C0085 E  
Effective Date of **JUN 08 1998**  
This Revision:

102-D

Dear Mr. Etchegoyhen:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the Letter of Map Revision (LOMR) dated November 6, 1997 (Case No. 98-09-036P), for Douglas County, Nevada and Incorporated Areas, in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated March 2, 1998, from Mr. Bob Nunes, P.E., Director of Douglas County Community Development and Floodplain Administrator, your community appealed the modified elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) in the November 6 LOMR. The statutory 90-day appeal period for this LOMR began on December 10, 1997, and ended on March 10, 1998. Mr. Nunes forwarded a letter dated February 25, 1998, from Mr. Kent Neddenriep, P.E., R.O. Anderson Engineering, Inc., requesting that FEMA revise the LOMR to show the effects of the fill that has been placed for the Carson Tahoe Hospital Project along Martin Slough. Mr. Neddenriep provided the following information in support of the appeal: a report entitled "Carson Tahoe Hospital Request for Reconsideration of 11/6/97 LOMR, Case No. 98-09-036P," a revised computer hydraulic model for Martin Slough, certified as-built plans for Carson Valley Medical Mall - Carson Tahoe Hospital, and a geotechnical engineering report entitled, "Final Geotechnical Investigations Report for the Proposed Carson Valley Medical Mall."

All data required to complete our review of this request were submitted with transmittals from Mr. Neddenriep.

We have completed our review of the submitted data and the flood data shown on the November 6 LOMR. We have revised the FIRM to modify the floodplain boundary delineation along the left overbank of Martin Slough from approximately 2,200 feet upstream of Nevada State Highway 88 to just upstream of Highway 88. As a result of the modification, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, decreased. The base flood elevations (BFEs) are not affected by this modification. The modification is shown on the enclosed annotated copy of FIRM Panel 32005C0085 E. This LOMR hereby resolves the appeal, revises the above-referenced panel of the effective FIRM dated June 5, 1997, and modifies the above-mentioned area shown on the November 6 LOMR.

The modifications are effective as of the date shown above. The map panel as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We are preparing a revised FIRM and FIS report for Douglas County in our digital format; therefore, we will not physically revise and republish the FIRM and Flood Insurance Study (FIS) report for your community at this time to incorporate the modifications made by this LOMR. Preliminary copies of the digital FIRM and FIS report, which will present information from the effective FIRM and FIS report for your community, will be distributed for review in approximately one month. We will incorporate the modifications made by this LOMR into the preliminary FIRM before it is distributed, and the modifications will be included when the FIRM becomes effective.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM, to which the regulations apply, and the modifications described in this LOMR.

FEMA makes flood insurance available in participating communities; in addition, we encourage communities to develop their own loss reduction and prevention programs. Our Project Impact initiative, developed by FEMA Director James Lee Witt, seeks to focus the energy of businesses, citizens, and communities in the United States on the importance of reducing their susceptibility to the impact of all natural disasters, including floods, hurricanes, severe storms, earthquakes, and wildfires. Natural hazard mitigation is most effective when it is planned for and implemented at the local level, by the entities who are most knowledgeable of local conditions and whose economic stability and safety are at stake. For your

information, we are enclosing a Project Impact Fact Sheet. For additional information on Project Impact, please visit our Web site at [www.fema.gov](http://www.fema.gov).

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by contacting the Director, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7177. If you have any technical questions regarding this LOMR, please contact Mr. Mike Grimm of our staff in Washington, DC, either by telephone at (202) 646-2878 or by facsimile at (202) 646-4596.

Sincerely,



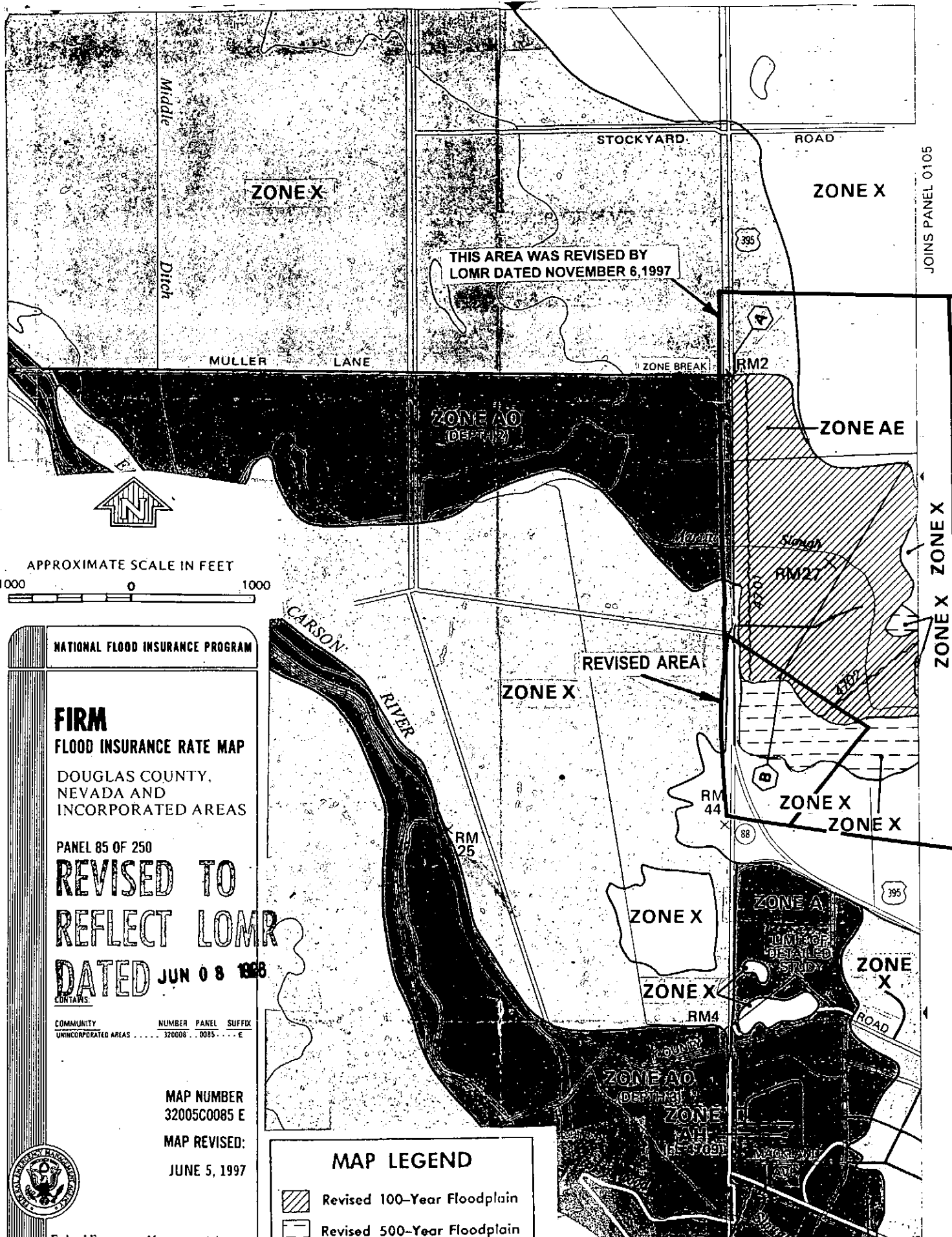
Mike Grimm  
Project Engineer, Hazards Study Branch  
Mitigation Directorate

For: Matthew B. Miller, P.E.  
Chief, Hazards Study Branch  
Mitigation Directorate

Enclosures

cc: Mr. Bob Nunes, P.E.  
Director of Douglas County Community Development  
and Floodplain Administrator

Mr. Kent Neddenriep, P.E.  
R.O. Anderson Engineering, Inc.



NATIONAL FLOOD INSURANCE PROGRAM

# **FIRM** FLOOD INSURANCE RATE MAP

DOUGLAS COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 85 OF 250

**REVISED TO  
REFLECT LOMR  
DATED JUN 08 1998**

CONTAINS  
COMMUNITY NUMBER PANEL SUFFIX  
UNINCORPORATED AREAS . . . . . 320008 . . . 0085 . . . E

MAP NUMBER  
32005C0085 E

MAP REVISED:  
JUNE 5, 1997

## **MAP LEGEND**

- Revised 100-Year Floodplain
- Revised 500-Year Floodplain



Federal Emergency Management Agency



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Jacques Etchegoyhen  
Chairman, Douglas County Board  
of Commissioners  
P.O. Box 218  
Minden, Nevada 89423

IN REPLY REFER TO:  
Case No.: 98-09-036P

Community: Douglas County, Nevada  
Community No.: 320008  
Panels Affected: 32005C0085 E and 0105 E  
Effective Date of **NOV 06 1997**  
This Revision:

102-I-A-C

Dear Mr. Etchegoyhen:

This is in regard to a Conditional Letter of Map Revision (CLOMR) issued for your community on October 7, 1997. In that CLOMR (copy enclosed), we informed you that a revision to the flood hazard information shown on the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for Douglas County, Nevada and Incorporated Areas (the effective FIRM and FIS report for your community), in accordance with Part 65 of the National Insurance Program (NFIP) regulations was warranted. This revision request, for the reach along Martin Slough from U.S. Highway 395 to approximately 1,000 feet upstream of Buckeye Road, is based on the existing conditions HEC-2 hydraulic analyses submitted with the October 7 CLOMR.

All data required to process this revision were submitted with letters from Mr. Bob Nunes, P.E., Director/Floodplain Administrator, Douglas County Community Development, and Mr. Kent Neddenriep, P.E., R.O. Anderson Engineering, Inc. Because this Letter of Map Revision (LOMR) is being issued to correct a mapping or study analysis error, fees were not assessed for the review.

We have revised the FIRM and FIS report to modify the elevations and floodplain boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Martin Slough. As a result of the modifications, the base flood elevations (BFEs) for Martin Slough increased in some areas and decreased in other areas, and the width of the Special Flood Hazard (SFHA), the area that would be inundated by the base flood, increased in some areas and decreased in other areas. In addition, lettered Cross Sections C, E, F, G, H, and I, previously shown only on Profile Panels 22P and 23P, have been added to Map Panel 32005C0105 E. The modifications are shown on the enclosed annotated copies of FIRM Panel(s) 32005C0085 E and 32005C0105 E and Profile Panel(s) 22P. This LOMR hereby revises the above-referenced panel(s) of the effective FIRM and the affected portions of the FIS report, both dated June 5, 1997.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 150 feet upstream of U.S. Highway 395	4,700	4,701
Just upstream of Buckeye Road	4,714	4,715

\*Referenced to the National Geodetic Vertical Datum, rounded to the nearest whole foot

Public notification of the proposed modified BFEs will be given in *The Record-Courier* on or about December 3 and December 10, 1997. A copy of this notification is enclosed. In addition, a notice of changes will be published in the *Federal Register*. Within 90 days of the second publication in *The Record-Courier*, a citizen may request that FEMA reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs presented in this LOMR may itself be modified.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

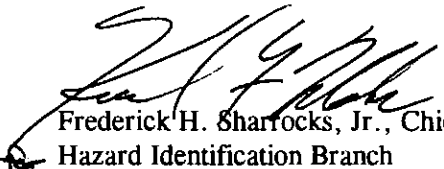
This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Dorothy M. Lacey  
Director, Mitigation Division  
Federal Emergency Management Agency, Region IX  
The Presidio of San Francisco, Building 105  
San Francisco, California 94129-1250  
(415) 923-7177

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the CCO for your community at the telephone number cited above. If you have any technical questions regarding this LOMR, please contact Mr. John Magnotti of our staff in Washington, DC, either by telephone at (202) 646-3932 or by facsimile at (202) 646-4596.

Sincerely,



Frederick H. Sharrocks, Jr., Chief  
Hazard Identification Branch  
Mitigation Directorate

Enclosure(s)

**CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE UNINCORPORATED AREAS OF DOUGLAS COUNTY, NEVADA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM**

On June 5, 1997, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the unincorporated areas of Douglas County, Nevada, through issuance of a Flood Insurance Rate Map (FIRM). The Mitigation Directorate has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified base flood elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate the effects of updated topographic information along Martin Slough from U.S. Highway 395 to approximately 1,000 feet upstream of Buckeye Road and has resulted in an increase and decrease in SFHA width and increased and decreased BFEs for Martin Slough. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 150 feet upstream of U.S. Highway 395	4,700	4,701
Just upstream of Buckeye Road	4,714	4,715

\*National Geodetic Vertical Datum, rounded to nearest whole foot

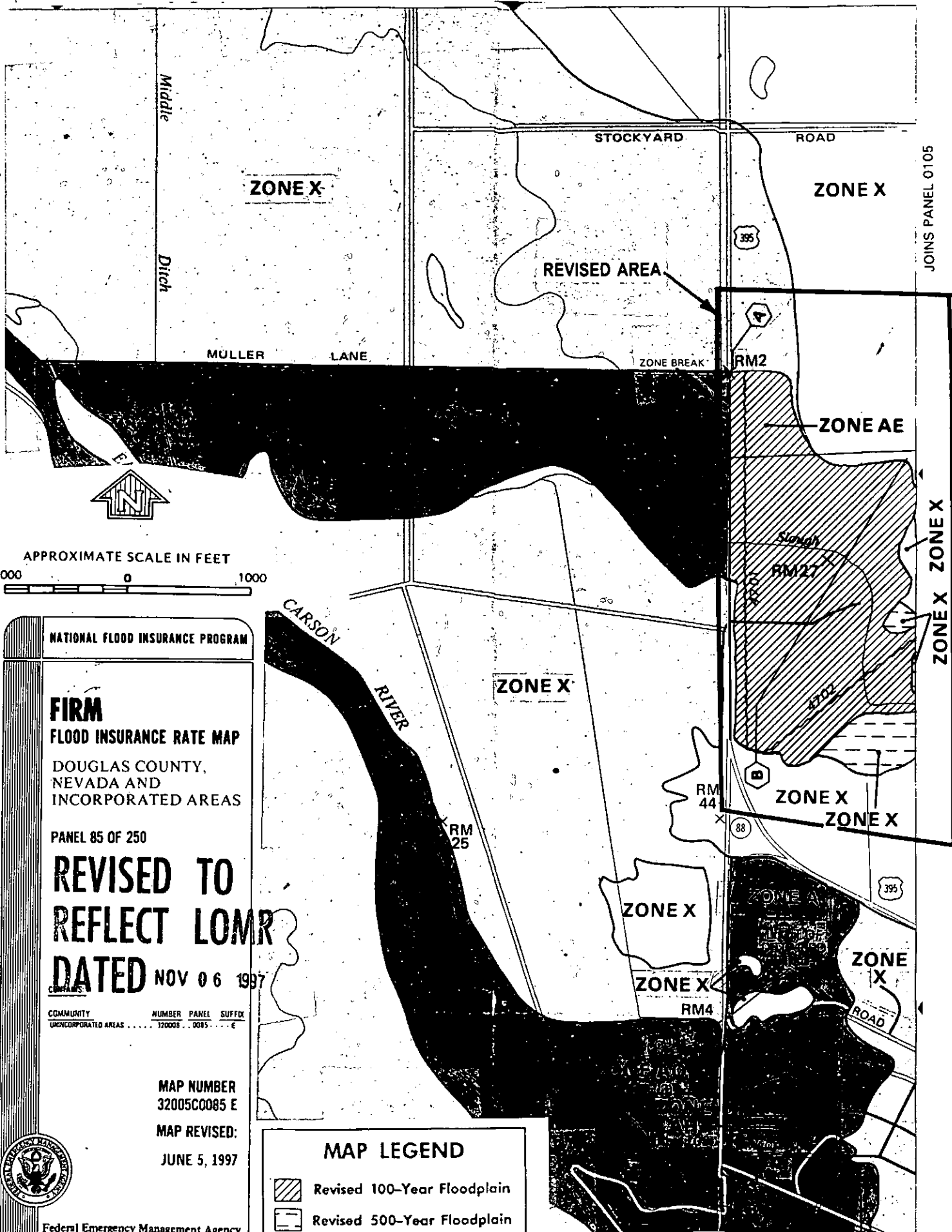
Under the above-mentioned Acts of 1968 and 1973, the Mitigation Directorate must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Mitigation Directorate reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Mitigation Directorate's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Jacques Etchegoyhen  
Chairman, Douglas County Board  
of Commissioners  
P.O. Box 218  
Minden, Nevada 89423





JOINS PANEL 0105

ZONE X ZONE X

NATIONAL FLOOD INSURANCE PROGRAM

# FIRM FLOOD INSURANCE RATE MAP

DOUGLAS COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 85 OF 250

**REVISED TO  
REFLECT LOMR  
DATED NOV 06 1997**

COMMUNITY NUMBER PANEL SUFFIX  
UNINCORPORATED AREAS 120008 0085 E

MAP NUMBER  
32005C0085 E

MAP REVISED:  
JUNE 5, 1997

## MAP LEGEND

- Revised 100-Year Floodplain
- Revised 500-Year Floodplain



Federal Emergency Management Agency



